

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- January 12, 1972

Appeal No. 11034 George Washington University, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and carried in the absence of Mr. Scrivener, the following Order of the Board was entered at the meeting of January 18, 1972.

EFFECTIVE DATE OF ORDER - June 6, 1972

ORDERED:

That the appeal for permission to establish parking area for bicycles for students and administrative personnel as interim use in accordance with George Washington Master Plan at 2017 H Street, N. W., lot 848, Square 101 be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-5-C District.
2. The property is presently vacant and unimproved.
3. The appellant requests permission to establish a bicycle parking lot for students, faculty, and/or administrative personnel as an interim use under the approved Master Plan.
4. The appellant stated the number of students using bicycles has increased to the point where existing racks located near the buildings are filled.
5. The appellant alleges that additional bicycle racks have been found to be necessary on the east end of the campus and the only place on the east side of the campus suitable for bicycle parking is the vacant lot located at 2017 H Street, N. W. which is the subject of this appeal.
6. The National Capital Planning Commission recommended to the BZA approval of the application of the George Washington University to establish as an interim use as a parking area for bicycles for students, faculty, and administrative staff.

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7. The Department of Highways and Traffic offered no objection to the granting of this exception to establish this bicycle parking lot as requested.

8. The DuPont Circle Citizens Association objected to the granting of this appeal in that they felt bicycle parking lots can be ugly and dangerous and that they feel the granting of this appeal will be a beginning of requests for bicycle parking lots and as a result they do not want houses torn down for bicycle parking lots anymore than they want them torn down for automobile parking lots.

OPINION:

The Board is cognizant that its rules of procedure at the time of the hearing on this matter did not specifically provide for cross-examination but that there was no specific request for an opportunity to cross-examine made or denied. If any person participating in this proceeding believes that he has been prejudiced by the lack of an opportunity to cross-examine, the Board is disposed to entertain a motion to reopen this case to permit cross-examination. Such a motion should be made within fifteen (15) days from the date of this final decision. The motion should identify the witnesses to be cross-examined, as well as that portion of his testimony to be subjected to cross-examination. Specific reference to the transcript of proceedings will be helpful. Copies of the transcript are available for inspection by the public in the Offices of the Zoning Commission, District Building, Room 11A, 14th & E Streets, N.W., between 8:15 a.m. and 4:45 p.m. The motion should be forwarded to the Board in care of this address.

We are of the opinion that the establishment of this bicycle parking lot will not create any dangerous or otherwise objectionable traffic conditions. The present character and future development of the neighborhood will not be adversely affected. The lot is reasonably necessary and convenient to other uses in the vicinity.

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This Order shall be subject to the following conditions:

- a. Permit shall issue for a period of three (3) years but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- c. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.
- h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

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BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

A handwritten signature in cursive script, reading "George A. Grogan", written in dark ink.

By: \_\_\_\_\_

GEORGE A. GROGAN  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX  
MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY  
PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT  
WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS  
ORDER.

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- January 12, 1972

Appeal No. 11034 George Washington University, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and unanimously carried in the absence of Mr. Scrivener, the following Order of the Board was AMENDED at the meeting of March 20, 1973.

EFFECTIVE DATE OF AMENDED ORDER-April 3, 1973

ORDERED:

All facts and opinion of the previous Order remain the same, with the exception of the waiver of the following conditions, B. C. D. F and G.

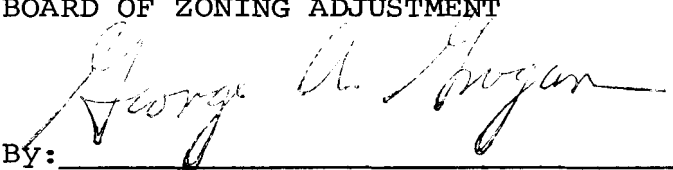
The Board waives these sections because the use of the subject property shall be for bicycle racks and all evidence indicates that heavier motorcycles and other vehicles are not permitted in this area.

The appellant, however, is to construct a seven (7) feet stockade fence approximately sixty-five (65) feet from the rear of the lot which will remove any view from the street of the materials stored behind the subject lot.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED

By:

  
GEORGE A. GROGAN

Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.